

PB# 10-25

Hecht Retail

Building

9-1-25.4

# ● LANNING BOARD ●

TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

**Appl No:**10-25

**File Date:**10/28/2010

**SEC-BLK-LOT:**9-1-25-4

**Project Name:**EUGENE & JANN HECHT RETAIL BUILDING

**Type:**3

**Location:** 161 WINDSOR HWY, NEW WINDSOR, NY 12553

**Owner's Name:**EUGENE & JANN HECHT,LLC

**Phone:**(845) 566-8314

**Address:**5 PELLA COURT, WALLKILL, NY 12589

**Applicant's Name:**EUGENE & JANN HECHT,LLC

**Phone:**(845) 629-7300

**Address:**5 PELLA COURT, WALLKILL, NY 12589

**Preparer's Name:**

**Phone:**

**Address:**

**Proxy/Attny's Name:**

**Phone:**

**Address:**

**Notify:**GENE HECHT

**Phone:**(845) 629-7300

**Size:**

**Acreage**

**Zoned**

**Prop-Class**

**Stage**

**Status**

2.357

0

A

**Printed-on**

**Schl-Dist**

**Sewr-Dist**

**Fire-Dist**

**Light-Dist**

05/24/2011

**Appl for:**AMENDED SITE PLAN FOR A STORAGE BUILDING BECOMING RETAIL.

**Addl Municipal Services:**

**Streets:**

**Water:**

**Sewer:**

**Garbage:**

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 5/24/11  
ESCROW

FOR: PB# 10-25 CLOSEOUT

FROM: A. CARS INC  
163 WINDSOR HIGHWAY  
NEW WINDSOR, NY 12553

Close out

Escrow 750.<sup>00</sup>  
Expense 1356.70  
<606.70>

CHECK NUMBER: 3051

AMOUNT: 606.70

TR ck to Gen'l Fund 750  
Direct to GF 606.70  
1356.70

RECEIVED AT COMPTROLLER'S OFFICE BY:

*[Signature]* 5/25/11

NAME

DATE

PB# 10-25 Amount over Escrow

**A. CARS INC.**  
163 WINDSOR HIGHWAY  
NEW WINDSOR, NY 12553

3051

PAY  
TO THE  
ORDER OF

DATE

5/23/11

50-7222-2219

Town of New Windsor  
Six hundred six dollars & 70/100

\$ 606.70

DOLLARS

Security Features  
Included on Back



Walden Federal

211 S Plank Road • Newburgh, New York 12550

FOR Escrow over amount

⑈003051⑈ ⑈22197222⑈

5326237⑈

*[Signature]*

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 5/24/11  
**IMPROVEMENTS**

FOR: PB#10-25 2% PRIVATE

FROM: **EUGENE & JANN HECHT, LLC**  
**5 PELLA COURT**  
**WALLKILL, NY 12589**

CHECK NUMBER: **1570**

AMOUNT: **685.45**

Eng 2%  
G.F. Revenue

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME

DATE

PB # 10-25 2% private  
**EUGENE & JANN HECHT, LLC**  
5 PELLA COURT  
WALLKILL NY 12589

1570

5-23-11

50-7131/2219

Date

Pay to the  
Order of Town of New Windsor

\$ 685.45

Six hundred eighty five

Dollars



Security  
Features  
Details on  
Back

**Windsor Savings Bank**  
New Windsor Office  
213 Quakerbridge Ave  
New Windsor, NY 12583

For 2% Private Improvements

⑆221971316⑆0698001194⑆

01570

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#243-2011**

05/25/2011

A. Cars Inc, *P.B. #10-25*

Received \$ 125.00 for Planning Board Fees, on 05/25/2011. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

May 18, 2011

ATTN: HECHT BUILDING

SUBJECT: 10-25 FEES DUE

Dear MR. HECHT:

Please find attached printouts of fees due for subject project.

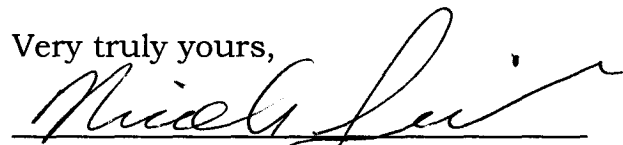
Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$ 125.00
Check #2 - 2% Private Improvements.....	\$ 685.45
Check # 3 - Amount Over Escrow.....	\$ 606.70

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

  
\_\_\_\_\_  
Nicole T. Julian, Secretary To The  
NEW WINDSOR PLANNING BOARD

NTJ



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

May 18, 2011

ATTN: HECHT BUILDING

SUBJECT: 10-25 FEES DUE

Dear MR. HECHT:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	125.00
Check #2 - 2% Private Improvements.....	\$	685.45
Check # 3 - Amount Over Escrow.....	\$	606.70

Upon receipt of these checks, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

---

Nicole T. Julian, Secretary To The  
NEW WINDSOR PLANNING BOARD

NTJ

Sent by fax 561-0010

# Hecht

# 10-25

## TOWN OF NEW WINDSOR

### SITE PLAN FEES

**SPECIAL PERMIT: (FLAT FEE) \$250.00**

APPLICATION FEE: \$ 125.00 ✓  
ESCROW: (\$750.00 - \$2,000.00) \$ 750.00 ✓

MULTI-FAMILY ESCROW: /  
\$100.00 EA. FOR FIRST 40 UNITS \$ (A) /  
EA. OVER 40: @ \$25.00 / UNIT \$ (B) / TOTAL A & B: \$ /

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY)

Check #1

\$ 125.00

PLAN REVIEW - MULTI-FAMILY: / \$ 100.00 (A) /  
PLUS \$25.00/UNIT \$ (B) /

TOTAL A & B: \$ /

RECREATION FEE: (MULTI-FAMILY ONLY)

/ UNITS @ \$ 3,500.00 PER UNIT /

PERFORMANCE BOND / COST ESTIMATE AMOUNT \$ 34,272.30

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS

~~4% PUBLIC IMPROVEMENTS~~

check #2

\$ 685.45

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ 750.00

P.B. ENGINEER FEE \$ 812.70

P.B. ATTY. FEE \$ 481.00

MINUTES OF MEETING \$ 63.00

OTHER \$ 0.00

TOTAL DEDUCTION: \$ 1356.70

REFUND:

AMOUNT DUE:

\$ 606.70

Check #3

PLANNING BOARD  
TOWN OF NEW WINDSOR

PAGE: [REDACTED]

AS OF: 05/18/2011

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 10-25

NAME: EUGENE & JANN HECHT RETAIL BUILDING  
APPLICANT: EUGENE & JANN HECHT, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/28/2010	REC CK# 1511	PAID		750.00	
12/08/2010	PB MINUTES	CHG	35.00		
01/26/2011	PB MINUTES	CHG	28.00		
03/04/2011	ATTY FEES	CHG	481.00		
05/18/2011	ENGINEER FEES	CHG	812.70		
			-----	-----	-----
		TOTAL:	1356.70	750.00	606.70

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/18/2011

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 10-25

NAME: EUGENE & JANN HECHT RETAIL BUILDING  
APPLICANT: EUGENE & JANN HECHT, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/18/2011	BOND EST. \$34,272.30	CHG	685.45		
			-----	-----	-----
		TOTAL:	685.45	0.00	685.45

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/18/2011

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 10-25

NAME: EUGENE & JANN HECHT RETAIL BUILDING  
APPLICANT: EUGENE & JANN HECHT, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/18/2011	APROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 10- 25

FOR ALL WORK ON FILE:

										-----DOLLARS-----	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED BALANCE
-----											
10-25	435053	10/01/10	TIME	MJE	WS	SPEC WS MTG GENE HEC	129.00	0.50	64.50		
10-25	437545	10/19/10	TIME	MJE	MC	PRE-KVW HECHE S/P	129.00	0.40	51.60		
10-25	441751	12/04/10	TIME	MJE	MR	HECHT SITE PLAN AMEN	129.00	0.80	103.20		
10-25	441753	12/04/10	TIME	MJE	AA	OCDP REFERRAL GML	129.00	0.40	51.60		
10-25	441755	12/04/10	TIME	MJE	MC	EMC NIC RE HECHE	129.00	0.20	25.80		
10-25	443117	12/06/10	TIME	MJE	PM	MTG GA RE HECHE SP	129.00	0.30	38.70		
10-25	443125	12/07/10	TIME	MJE	MC	EMC/NIC RE HECHE	129.00	0.30	38.70		
10-25	443131	12/07/10	TIME	MJE	MC	HECHT SITE PLAN	129.00	0.30	38.70		
10-25	443096	12/08/10	TIME	MJE	MM	REG ITEM HECHE SP	129.00	0.40	51.60		
10-25	447588	01/24/11	TIME	MJE	MR	HECHT SITE PLAN	129.00	0.50	64.50		
10-25	447595	01/24/11	TIME	MJE	MC	EMC NIC RE HECHE	129.00	0.20	25.80		
10-25	447017	01/26/11	TIME	MJE	MM	Hecht COND S/P APPL	129.00	0.10	12.90		
10-25	447642	01/26/11	TIME	MJE	MM	REG MTG HECHE SP	129.00	0.40	51.60		
									619.20		
10-25	446348	01/19/11				BILL 11-300					-464.40
											-464.40
10-25	448913	02/07/11	TIME	MJE	MC	EMC M HILLRIEGEL	129.00	0.20	25.80		
									25.80		
10-25	449156	02/17/11				BILL 11-462					-180.60
											-180.60
10-25	484013					PD/CR 11-462		PD 03/10/11	180.60		
10-25	457730	04/11/11	TIME	MJE	MC	EMC JRS RE HECHE	129.00	0.20	25.80		
10-25	457808	04/14/11	TIME	MJE	MC	EMC JRS RE HECHE	129.00	0.20	25.80		
10-25	457813	04/15/11	TIME	MJE	MC	EMC JRS RE HECHE	129.00	0.20	25.80		
10-25	457845	04/15/11	TIME	MJE	MC	EMC NIC RE HECHE	129.00	0.20	25.80		
10-25	457629	04/18/11	TIME	MJE	MC	EMC NIC-HECHT BOND	129.00	0.20	25.80		
									TASK TOTAL	774.00	-645.00
										0.00	129.00
-----											
									GRAND TOTAL	774.00	-645.00
										0.00	129.00

Closeout @ T/H, ?

38.70  
 812.70

Client Ledger																	
ALL DATES																	
Date	Received From/Paid To	Chq#	General		Bld	Trust Activity											
Entry #	Explanation	Rec#	Rcpts	Disbs	Fees	Inv#	Acc	Rcpts	Disbs	Balance							
12132A TOWN OF NEW WINDSOR																	
6323725 HECHT AMENDED SITE PLAN- PB # 10-25 Resp Lawyer: DRC																	
Nov 15/2010	Lawyer: DRC 0.50 Hrs X 185.00																
375881	REVIEW NEW APPLICATION AND RELATED MATERIALS				92.50	18856											
Dec 8/2010	Lawyer: DRC 0.20 Hrs X 185.00																
379812	REVIEW M. EDSALL'S COMMENTS				37.00	19115											
Dec 8/2010	Lawyer: DRC 0.40 Hrs X 185.00																
379813	ATTEND PLANNING BOARD MEETING				74.00	19115											
Dec 14/2010	Billing on Invoice 18856																
379742	FEES 92.50			0.00		18856											
Jan 13/2011	Billing on Invoice 19115																
385749	FEES 111.00			0.00		19115											
Jan 14/2011	TOWN OF NEW WINDSOR																
386427	PMT - PAYMENT ON ACCOUNT	021534	92.50														
Jan 26/2011	Lawyer: DRC 0.20 Hrs X 185.00																
389643	ATTEND PLANNING BOARD MEETING				37.00	19506											
Jan 28/2011	Lawyer: ALZ 0.80 Hrs X 185.00																
390738	PREPARE RESOLUTIONS AND NEG DEC				148.00	19506											
Jan 28/2011	Lawyer: ALZ 0.30 Hrs X 185.00																
390739	REVISE AND REVIEW RESOLUTIONS				55.50	19506											
Jan 31/2011	TOWN OF NEW WINDSOR																
390184	PMT - PAYMENT ON ACCOUNT	021593	111.00														
Feb 14/2011	Billing on Invoice 19506																
393141	FEES 240.50			0.00		19506											
Feb 14/2011	Lawyer: ALZ 0.10 Hrs X 185.00																
394255	REVISE HECHT RESOLUTION(S)				240.50												
Feb 14/2011	Lawyer: ALZ 0.10 Hrs X 185.00																
394256	E-MAIL PLANNING DEPT FOR CITY RESPONSES				18.50												
Feb 15/2011	Lawyer: ALZ 1.10 Hrs X 185.00																
394530	PREPARE AND REVISED RESOLUTIONS AND NEG DEC				203.50												
Feb 16/2011	Lawyer: ALZ 0.10 Hrs X 185.00																
394558	E-MAIL PLANNING BOARD SECRETARY FOR CITY RESPONSE				18.50												
TOTALS																	
PERIOD	CHE	+	RECOV	+	FEES	=	TOTAL	DISBS	+	FEES	+	TAX	-	RECEIPTS	=	A/R	TRUST
	0.00		0.00		481.00		481.00	0.00		444.00		0.00		203.50		240.50	0.00

## REPORT SELECTIONS - Client Ledger

Layout Template

Advanced Search Filter

Requested by

Finished

Ver

Matters

Clients

Major Clients

Client Intro Lawyer

Matter Intro Lawyer

Responsible Lawyer

Assigned Lawyer

Type of Law

Select From

Matters Sort by

New Page for Each Lawyer

New Page for Each Matter

No Activity Date

Firm Totals Only

Totals Only

Entries Shown - Billed Only

Entries Shown - Disbursements

Entries Shown - Receipts

Entries Shown - Time or Fees

Entries Shown - Trust

Incl. Matters with Retainer Bal

Incl. Matters with Neg Unbld Disb

Trust Account

Working Lawyer

Include Corrected Entries

Show Check # on Paid Payables

Show Client Address

Consolidate Payments

Show Trust Summary by Account

Show Interest

Interest Up To

Show Invoices that Payments Were Applied to

Printed from

Default

None

Raina Davis

Friday, March 04, 2011 at 10:58:26 AM

9.31d

6323725

All

All

All

All

All

All

All

Active, Inactive Matters

Default

No

No

Dec 31/2199

No

No

No

Yes

Yes

Yes

Yes

Yes

No

No

All

All

No

No

No

No

Yes

Mar 4/2011

No

Register

RECEIVED

MAR 4 2011

BUILDING DEPARTMENT

10-25

Project Name: Egypte + Jann Necht  
 Planning Board No.: 2010-575

Municipality: Town of New Windsor  
 Date: 3-26-2011

**PRIVATE IMPROVEMENT  
 AND SITE PLAN UNIT PRICES  
 (Updated August 2007)**

Description	Unit	Unit Cost	Qty	Total Cost
<b>Roadway and Parking Lot</b>				
Erosion Control	AC	\$ 2,000.00		\$ -
Silt Fencing	LF	\$ 1.12		\$ -
Grading	SY	\$ 2.18		\$ -
Paving & Base (regular construction)	<u>SY</u>	\$ 20.00	1094	\$ 19,480.00
Paving & Base (heavy-duty construction)	SY	\$ 26.00		\$ -
Tack Coat	SY	\$ 0.50		\$ -
Overlay Existing Pavement (1.5")	SY	\$ 6.50		\$ -
Double Surface Treatment	SY	\$ 6.00		\$ -
Private Road (traveled way only)	SY	\$ 12.00		\$ -
Private Road (complets - swales etc)	LF	\$ 35.00		\$ -
Topsoil & Seeding	SY	\$ 6.00		\$ -
Street Signs (Traffic Control)	EA	\$ 250.00		\$ -
Parking Space Striping	<u>EA</u>	\$ 10.30	11	\$ 113.30
Handicap symbol	EA	\$ 54.00	1	\$ 54.00
Parking & Lane Striping	LF	\$ 0.50		\$ -
Painted Striped Island	EA	\$ 40.00		\$ -
Site Plan Stop Bar	EA	\$ 85.00		\$ -
Handicapped Sign & Striping	<u>EA</u>	\$ 225.00	1	\$ 225.00
Traffic Control Sign	EA	\$ 225.00		\$ -
Concrete Curbing	LF	\$ 18.00		\$ -
Concrete Sidewalk	SY	\$ 40.00		\$ -
Timber Curbing	LF	\$ 13.00		\$ -
Curb (Precast) Bumpers	EA	\$ 75.00		\$ -
Shale Parking (Overflow) Area	SY	\$ 9.00		\$ -
Guiderail	LF	\$ 40.00		\$ -
<b>Drainage</b>				
Catch Basin	EA	\$ 2,700.00		\$ -
Connection to Existing Catch Basin	EA	\$ 500.00		\$ -
Stormwater Pipe (15") HDPE	LF	\$ 30.00		\$ -
Stormwater Pipe (18") HDPE	LF	\$ 40.00		\$ -
Stormwater Pipe (24") HDPE	LF	\$ 45.00		\$ -
Stormwater Pipe (30") HDPE	LF	\$ 58.00		\$ -
Stormwater Pipe (36") HDPE	LF	\$ 76.00		\$ -
Stormwater Pipe (48") HDPE	LF	\$ 108.00		\$ -
End Section	EA	\$ 400.00		\$ -
Stormwater Pipe (15") RCP	LF	\$ 37.00		\$ -
Stormwater Pipe (18") RCP	LF	\$ 43.00		\$ -
Stormwater Pipe (24") RCP	LF	\$ 63.00		\$ -
Stormwater Pipe (30") RCP	LF	\$ 87.00		\$ -
Stormwater Pipe (36") RCP	LF	\$ 114.00		\$ -
Stormwater Pipe (48") RCP	LF	\$ 178.00		\$ -

\$ 34,272.30

Wrong

Project Name: Expend + Lann Recht Municipality: Town of New Windsor  
 Planning Board No.: 2010-575 Date: 3-26-2011

**PRIVATE IMPROVEMENT**  
**AND SITE PLAN UNIT PRICES**  
**(Updated August 2007)**

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
<b><u>Roadway and Parking Lot</u></b>				
Erosion Control	AC	\$ 2,000.00		\$ -
Silt Fencing	LF	\$ 1.12		\$ -
Grading	SY	\$ 2.18		\$ -
Paving & Base (regular construction)	<u>SY</u>	\$ 20.00		\$ 19,000.00
Paving & Base (heavy-duty construction)	SY	\$ 26.00		\$ -
Tack Coat	SY	\$ 0.50		\$ -
Overlay Existing Pavement (1.5")	SY	\$ 6.50		\$ -
Double Surface Treatment	SY	\$ 6.00		\$ -
Private Road (traveled way only)	SY	\$ 12.00		\$ -
Private Road (complete - swales etc)	LF	\$ 35.00		\$ -
Topsoil & Seeding	SY	\$ 6.00		\$ -
Street Signs (Traffic Control)	EA	\$ 250.00		\$ -
Parking Space Striping	<u>EA</u>	\$ 10.30	11	\$ 113.30
Handicap symbol	EA	\$ 54.00	1	\$ 54.00
Parking & Lane Striping	LF	\$ 0.50		\$ -
Painted Striped Island	EA	\$ 40.00		\$ -
Site Plan Stop Bar	EA	\$ 85.00		\$ -
Handicapped Sign & Striping	<u>EA</u>	\$ 225.00	1	\$ 225.00
Traffic Control Sign	EA	\$ 225.00		\$ -
Concrete Curbing	LF	\$ 18.00		\$ -
Concrete Sidewalk	SY	\$ 40.00		\$ -
Timber Curbing	LF	\$ 13.00		\$ -
Curb (Precast) Bumpers	EA	\$ 75.00		\$ -
Shale Parking (Overflow) Area	SY	\$ 9.00		\$ -
Guiderail	LF	\$ 40.00		\$ -
<b><u>Drainage</u></b>				
Catch Basin	EA	\$ 2,700.00		\$ -
Connection to Existing Catch Basin	EA	\$ 500.00		\$ -
Stormwater Pipe (15") HDPE	LF	\$ 30.00		\$ -
Stormwater Pipe (18") HDPE	LF	\$ 40.00		\$ -
Stormwater Pipe (24") HDPE	LF	\$ 45.00		\$ -
Stormwater Pipe (30") HDPE	LF	\$ 58.00		\$ -
Stormwater Pipe (36") HDPE	LF	\$ 76.00		\$ -
Stormwater Pipe (48") HDPE	LF	\$ 108.00		\$ -
End Section	EA	\$ 400.00		\$ -
Stormwater Pipe (15") RCP	LF	\$ 37.00		\$ -
Stormwater Pipe (18") RCP	LF	\$ 43.00		\$ -
Stormwater Pipe (24") RCP	LF	\$ 63.00		\$ -
Stormwater Pipe (30") RCP	LF	\$ 87.00		\$ -
Stormwater Pipe (36") RCP	LF	\$ 114.00		\$ -
Stormwater Pipe (48") RCP	LF	\$ 178.00		\$ -

Rec  
 April 6, 2011

10-25

Stormwater Pipe (15") CMP	LF	\$ 40.00	\$ -
Stormwater Pipe (18") CMP	LF	\$ 46.00	\$ -
Stormwater Pipe (24") CMP	LF	\$ 56.50	\$ -
Stormwater Pipe (30") CMP	LF	\$ 79.50	\$ -
Stormwater Pipe (36") CMP	LF	\$ 103.00	\$ -
Stormwater Pipe (48") CMP	LF	\$ 144.00	\$ -
Concrete Headwall	EA	\$ 4,000.00	\$ -
Rip Rap Drainage Channel	LF	\$ 16.00	\$ -
Non-lined Drainage Channel	LF	\$ 5.00	\$ -

Watermain (8")	LF	\$ 50.00	\$ -
Gate Valve (8")	EA	\$ 1,000.00	\$ -
Tapping Sleeve and Valve (8")	EA	\$ 2,200.00	\$ -
Watermain (12")	LF	\$ 65.00	\$ -
Gate Valve (12")	EA	\$ 2,250.00	\$ -
Hydrant Assembly	EA	\$ 2,700.00	\$ -
Sewer Main (8")	LF	\$ 35.00	\$ -
Sewer Main (12")	LF	\$ 45.00	\$ -
Sewer Manholes	EA	\$ 2,300.00	\$ -
Septic Tank	EA	\$ 2,600.00	\$ -

**Misc.**

Waste Enclosure (small)	EA	\$ 800.00	\$ -
Dumpster Enclosure (masonry/concrete)	EA	\$ 5,000.00	\$ -

**Other**

Total \$ -

# PROPOSAL

Matador Incorporated, D.B.A.

## R.A. VANETTEN PAVING

P.O. Box 422  
CORNWALL, NY 12518  
(845) 534-2434

PROPOSAL SUBMITTED TO <i>EUS Hecht</i>	FAX	DATE <i>3/3/11</i>
STREET <i>161 Windsor highway</i>	EMAIL	
CITY, STATE and ZIP CODE <i>New Windsor 12553</i>	JOB LOCATION <i>All Seasons</i>	
ARCHITECT	DATE OF PLANS	CONTACT PERSON

We hereby submit specifications and estimates for:

<i>Sec/Dock/Lot — 9-1-25.4</i> <i>Based on 15,246 SQFT .35 Acre</i> <i>Regrade &amp; Compact Existing Base — To be done by owner</i> <i>Pave with 3.25" NYS Type 6 Asphalt</i> <i>Compact 5 ton Vibratory roller</i> <i>To Final thickness 2.5"</i>  <i>\$19,500<sup>00</sup></i>
<small>Note: This price is at today's asphalt, material, and fuel prices. If prices increase, this quote may be adjusted to offset the cost of material. Request for insurance (including worker's compensation) will be furnished upon request.</small>

Payment to be made as follows:

Full payment due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a workmanlike mann according to standard practices. Any alteration or deviation from above specifications involving ext costs will be executed only upon written orders. and will become an extra charge over and above ti estimate. All agreements contingent upon strikes. accidents or delays beyond our control. Owner carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

*Matthew Broderick*

Note: This proposal may be withdrawn if not accepted within 10 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If payment is not made within 30 days. 2% interest per month will be applied plus any legal or court fees needed for collections

Signature: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

wrong

Project Name: Eugene + Jann Hecht  
 Planning Board No.: \_\_\_\_\_

Municipality: Town of New Windsor  
 Date: 3-1-11

**PRIVATE IMPROVEMENT**  
**AND SITE PLAN UNIT PRICES**  
**(Updated August 2007)**

<u>Description</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Total Cost</u>
<b><u>Roadway and Parking Lot</u></b>				
Erosion Control	AC	\$ 2,000.00		\$ -
Silt Fencing	LF	\$ 1.12		\$ -
Grading	SY	\$ 2.18		\$ -
*Paving & Base (regular construction)	SY	\$ 20.00		\$ -
Paving & Base (heavy-duty construction)	SY	\$ 26.00		\$ -
Tack Coat	SY	\$ 0.50		\$ -
Overlay Existing Pavement (1.5")	SY	\$ 6.50		\$ -
Double Surface Treatment	SY	\$ 6.00		\$ -
Private Road (traveled way only)	SY	\$ 12.00		\$ -
Private Road (complete - swales etc)	LF	\$ 35.00		\$ -
Topsoil & Seeding	SY	\$ 6.00		\$ -
Street Signs (Traffic Control)	EA	\$ 250.00		\$ -
*Parking Space Striping	EA	\$ 10.30		\$ -
Handicap symbol	EA	\$ 54.00		\$ -
Parking & Lane Striping	LF	\$ 0.50		\$ -
Painted Striped Island	EA	\$ 40.00		\$ -
Site Plan Stop Bar	EA	\$ 85.00		\$ -
Handicapped Sign & Striping	EA	\$ 225.00		\$ -
Traffic Control Sign	EA	\$ 225.00		\$ -
Concrete Curbing	LF	\$ 18.00		\$ -
Concrete Sidewalk	SY	\$ 40.00		\$ -
Timber Curbing	LF	\$ 13.00		\$ -
Curb (Precast) Bumpers	EA	\$ 75.00		\$ -
Shale Parking (Overflow) Area	SY	\$ 9.00		\$ -
Guiderail	LF	\$ 40.00		\$ -
<b><u>Drainage</u></b>				
Catch Basin	EA	\$ 2,700.00		\$ -
Connection to Existing Catch Basin	EA	\$ 500.00		\$ -
Stormwater Pipe (15") HDPE	LF	\$ 30.00		\$ -
Stormwater Pipe (18") HDPE	LF	\$ 40.00		\$ -
Stormwater Pipe (24") HDPE	LF	\$ 45.00		\$ -
Stormwater Pipe (30") HDPE	LF	\$ 58.00		\$ -
Stormwater Pipe (36") HDPE	LF	\$ 76.00		\$ -
Stormwater Pipe (48") HDPE	LF	\$ 108.00		\$ -
End Section	EA	\$ 400.00		\$ -
Stormwater Pipe (15") RCP	LF	\$ 37.00		\$ -
Stormwater Pipe (18") RCP	LF	\$ 43.00		\$ -
Stormwater Pipe (24") RCP	LF	\$ 63.00		\$ -
Stormwater Pipe (30") RCP	LF	\$ 87.00		\$ -
Stormwater Pipe (36") RCP	LF	\$ 114.00		\$ -
Stormwater Pipe (48") RCP	LF	\$ 178.00		\$ -

10-25

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Stormwater Pipe (15") CMP	LF	\$ 40.00	\$ -
Stormwater Pipe (18") CMP	LF	\$ 46.00	\$ -
Stormwater Pipe (24") CMP	LF	\$ 56.50	\$ -
Stormwater Pipe (30") CMP	LF	\$ 79.50	\$ -
Stormwater Pipe (36") CMP	LF	\$ 103.00	\$ -
Stormwater Pipe (48") CMP	LF	\$ 144.00	\$ -
Concrete Headwall	EA	\$ 4,000.00	\$ -
Rip Rap Drainage Channel	LF	\$ 16.00	\$ -
Non-lined Drainage Channel	LF	\$ 5.00	\$ -

Watermain (8")	LF	\$ 50.00	\$ -
Gate Valve (8")	EA	\$ 1,000.00	\$ -
Tapping Sleeve and Valve (8")	EA	\$ 2,200.00	\$ -
Watermain (12")	LF	\$ 65.00	\$ -
Gate Valve (12")	EA	\$ 2,250.00	\$ -
Hydrant Assembly	EA	\$ 2,700.00	\$ -
Sewer Main (8")	LF	\$ 35.00	\$ -
Sewer Main (12")	LF	\$ 45.00	\$ -
Sewer Manholes	EA	\$ 2,300.00	\$ -
Septic Tank	EA	\$ 2,600.00	\$ -

**Misc.**

Landscaping Trees	EA	\$ 250.00	\$
Landscaping Shrubs	EA	\$ 36.00	\$
Mulched surface	SY	\$ 3.00	\$
Chain link fence (4' black vinyl coated)	LF	\$ 20.00	\$
Split Rail Fence	LF	\$ 16.00	\$
Short Masonry Landscape Walls	LF	\$ 20.00	\$
Retaining Walls (modular) 4' height	LF	\$ 80.00	\$
Lamppost	EA	\$ 1,500.00	\$
Building Mtd. Light	EA	\$ 500.00	\$

Clear and Grub	AC	\$ 6,000.00	\$
Rock Excavation	CY	\$ 85.00	\$
Excavation	CY	\$ 12.00	\$
Erosion Control Matting	SY	1.75	\$
Bollards (Concrete filled)	EA	450	\$

[illegible]

**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR SITE PLAN AMENDMENT APPROVAL**

*Hecht Site Plan Amendment  
PB #10-25*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by Eugene Hecht (the "applicant") for a project described as the "Hecht Site Plan Amendment"; and

**WHEREAS**, the subject site consists of 2.4 acres of land and comprised of one tax map parcel located on 161 Windsor Highway in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 25.4 (SBL 9-1-25.4); and

**WHEREAS**, the action involves a request for the conversion of a 2400 square foot, 40 ft. x 60 ft., storage building into a retail building; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan amendment, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, in accordance with the Planning Board's authority under Town Code § 300-86, the Planning Board waived the public hearing on the amended site plan; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on December 17, 2010 recommending Local Determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS,** the applicant has submitted a proposed amended site plan consisting of one sheet, prepared by Margaret M. Hillriegel Licensed Land Surveyor dated October 5, 2010 with no revisions; and

**WHEREAS,** the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of site plan amendment.

**NOW, THEREFORE,** be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

Upon motion made by Member MR. Van Leeuwen, seconded by Member MR. Gallagher, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	<u>Absent</u>
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent

- - -

Alternate, Henry Schieble

Aye

Nay

Abstain

Absent

Alternate, Harry Ferguson

Aye

Nay

Abstain

Absent

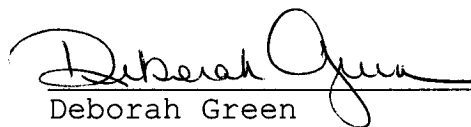
Dated: January 26, 2011  
New Windsor, New York



Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 1<sup>st</sup> day  
of ~~January~~, 2011.

March



Deborah Green  
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

*Hecht Site Plan Amendment*

*PB #10-25*

(S-B-L: 9-1-25.4)

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Hecht Site Plan Amendment  
Action Type: Unlisted Action; Uncoordinated Review  
Location: Town of New Windsor, County of Orange  
Location: 161 Windsor Highway  
Zoning District: C (Commercial) Zoning District  
Tax Map Parcel: 9-1-25.4

**Summary of Action:**

The action involves a request for the conversion of a 2400 square foot, 40 ft. x 60 ft., storage building into a retail building.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan amendment approval to allow the conversion of a 2400 square foot, 40 ft. x 60 ft., storage building into a retail building. With respect to water and sewer resources, the facility will not be served by public or private water and sewer. The site does not constitute significant habitat area for flora or fauna. The site is located in the C Zone. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, nor public service demands would be significant or excessive for the development associated with this proposed site plan. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: January 26, 2010  
Agency Address: Town of New Windsor Planning Board  
Town Hall – 555 Union Avenue, New Windsor, New York 12553  
Tel. (845) 563-4615  
Contact Person: Genaro Argenio, Planning Board Chairman

**RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL  
FOR THE CONVERSION OF 2400 SQ. FT. STORAGE BUILDING INTO A RETAIL  
BUILDING**

*Hecht Site Plan Amendment  
PB #10-25*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by Eugene Hecht (the "applicant") for a project described as the "Hecht Site Plan Amendment"; and

**WHEREAS**, the subject site consists of 2.4 acres of land and comprised of one tax map parcel located on 161 Windsor Highway in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 25.4 (SBL 9-1-25.4); and

**WHEREAS**, the action involves a request for a site plan amendment to allow the conversion of a 2400 square foot, 40 ft. x 60 ft., storage building into a retail building; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan amendment, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, in accordance with the Planning Board's authority under Town Code § 300-86, the Planning Board waived the public hearing on the amended site plan; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on December 17, 2010 recommending Local Determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed amended site plan consisting of one sheet, prepared by Margaret M. Hillriegel Licensed Land Surveyor dated October 5, 2010 with no revisions; and

**WHEREAS**, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan.

**NOW, THEREFORE**, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the amended site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plan for signature within 360 days of the date of this resolution. The Planning Board hereby grants the two (2) ninety (90) day extensions as authorized by Town of New Windsor Zoning Law § 300-86(E). This approval will expire on January 21, 2012 and no further extensions can be granted.

Upon motion made by Member Mr. Gallagher, seconded by Member Mr. Scheible, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	Aye	Nay	Abstain	<u>Absent</u>
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent

Chairman, Genaro Argenio

Aye

Nay

Abstain

Absent

- - -

Alternate, Henry Schieble

Aye

Nay

Abstain

Absent

Alternate, Harry Ferguson


Aye

Nay

Abstain


Absent

Dated: January 26, 2011  
New Windsor, New York

  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 1<sup>st</sup> day  
of ~~January~~, 2011.

March

  
Deborah Green  
Town Clerk

REGULAR ITEMS:

EUGENE & JANN HECHT RETAIL BUILDING (10-25)

MR. ARGENIO: First on tonight's agenda under regular items is Eugene & Jann Hecht retail building. This application proposes the conversion of a 2,400 square foot storage building into a retail building. The plan was previously reviewed at the 8 December, 2010 planning board meeting. Your name for the record?

MR. HECHT: Eugene Hecht, H-E-C-H-T.

MR. ARGENIO: Okay, everybody have a look, this was a pretty simple application as I remember and I'm going to read through Mark's comments. We were waiting for our response from Orange County Planning and they have responded and they return a response and said local determination. I'm going to read one of Mark's notes, there were some minor corrections noted in December which will be required for the final plans for final approval for the final stamp of approval. Mark, do you remember what those corrections were?

MR. EDSALL: One of them was just the identification of striping for the handicapped space, the dumpster was resolved, they discussed that with you and had pointed out the lighting for the site they provided that so really only correction was the handicapped space.

MR. ARGENIO: This is not going to be operating at night, is it?

MR. HECHT: No, they are not there.

MR. EDSALL: Building mounted lights really a safety issue for late afternoon.

MR. HECHT: Central Hudson we pay them for the lighting, there's poles all over.

MR. EDSALL: Just the handicapped identification to comply with the code.

MR. ARGENIO: Planning board should require that a bond estimate be submitted in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the engineer for the planning board. There are a couple of formalities we need to go through relative to this. If

4 pgs  
\$ 28.00

anybody has any questions on this, Neil or anybody else certainly now would be the time to ask the questions. Used lawn mower parts if I remember correctly, correct?

MR. HECHT: Yes.

MR. ARGENIO: We had a whole discussion about that.

MR. GALLAGHER: Is the parking still Item 4, is it paved yet, planned on being paved?

MR. HECHT: Yes, it will be paved, can't do it now, plants are shut.

MR. EDSALL: Danny, that's the subject of most of the bond estimate.

MR. ARGENIO: It's the biggest item.

MR. EDSALL: Yes, it's the biggest item of work.

MR. GALLAGHER: Bathrooms need to be installed in the building itself also.

MR. HECHT: Already complete.

MR. VAN LEEUWEN: I think if he makes the improvements we should approve it.

MR. ARGENIO: Do you guys have anything else?

MR. SCHLESINGER: Retail sales of?

MR. HECHT: Small engine parts, mower parts.

MR. ARGENIO: We're lead agency on this I believe, is that right?

MR. EDSALL: By default.

MR. CORDISCO: You haven't circulated for lead agency so it is a lead agency for an uncoordinated review.

MR. ARGENIO: I'll accept a motion we declare negative dec for this application.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that we declare a negative dec under the SEQRA process for the Hecht site plan amendment. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. SCHEIBLE	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Procedurally, Dominic, am I missing anything other than the obvious?

MR. CORDISCO: Next would be conditional site plan approval.

MR. ARGENIO: Anybody sees fit, I'll accept a motion we offer final approval subject to the bond estimate and the couple of minor corrections being made to the satisfaction made to the plan to the satisfaction of the engineer. Anybody sees fit, I'll accept that motion.

MR. GALLAGHER: So moved.

MR. ARGENIO: I don't have a second, as such, somebody must have a problem with this plan. Somebody tell me what their problem is with the plan or the application.

MR. SCHEIBLE: I'm just coming in on hindsight here, I'm just whatever property is left down there are we going to go any further with this again?

MR. HECHT: No, we're done.

MR. SCHEIBLE: You're saying we're done?

MR. HECHT: There's no place else to go.

MR. SCHEIBLE: There's a lot squeezed into this property.

MR. HECHT: The rear's all property, the acre in the back we're not using.

MR. VAN LEEUWEN: I have no problem with the plan whatsoever. I'd just like to see everything complete and the bond posted the way it's supposed to be.

MR. ARGENIO: Mark has the striping been corrected?

MR. EDSALL: No, just some very minor corrections to the final plan, we haven't gotten a resubmittal plan but it's very minor and as far as the bond goes, the procedure is that you establish the bond amount and the bond is only posted if they're asking for the C.O. then they would post bond.

MR. ARGENIO: Has nothing to do with offering final approval.

MR. EDSALL: Correct.

MR. CORDISCO: It's a standard condition.

MR. SCHEIBLE: I will second it.

MR. ARGENIO: Motion has been made and seconded that we offer final approval to the Hecht site plan amendment. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. SCHEIBLE	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Thank you for coming in.

MR. HECHT: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

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E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)

WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** HECHT SITE PLAN AMENDMENT  
(CONVERT REAR STORAGE BUILDING TO RETAIL)  
**PROJECT LOCATION:** 161 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 9 - BLOCK 1 - LOT 25.4  
**PROJECT NUMBER:** 10-25  
**DATE:** 26 JANUARY 2011  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF A 2400 SF STORAGE BUILDING INTO A RETAIL BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 DECEMBER 2010 PLANNING BOARD MEETING.

1. The applicant previously applied to this Board for a 40' x 60' storage building to be located at the rear of the site (NWPB App 10-3; approval stamp 3-24-10). From a zoning standpoint, the retail use is permitted use A-1 in the C zone.
2. The project was referred to the Orange County Dept. of Planning per GML 239n. It was returned as "Local Determination" on 12-17-10.
3. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
4. We had some minor correction noted in December which will be required for the final plans submitted for stamp of approval.
5. The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st NW10-25-26Jan11.doc

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 340 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3999 •



PROJECT: EUGENE & JANN HECHT P.B. # 10-25

### NEGATIVE DEC:

M) Ans) Call VOTE: A ~~M~~ N 0

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_

RETURN TO WORK SHOP: Y\_\_N\_\_

~~condition~~

APPROVED: \_\_\_\_\_

NEED NEW PLANS: Y\_\_\_\_N\_\_\_\_

**CONDITIONS – NOTES:**

\* Bond

- \* plans corrections

[illegible]

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2011

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 10-25

NAME: EUGENE & JANN HECHT RETAIL BUILDING  
APPLICANT: EUGENE & JANN HECHT, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
12/06/2010	OCDP	12/17/2010	LOCAL DETERMINATIO
12/06/2010	FIRE	12/07/2010	APPROVED
12/06/2010	WATER	/ /	
12/06/2010	SEWER	/ /	
12/06/2010	911	12/08/2010	APPROVED
12/06/2010	HIGHWAY	12/09/2010	APPROVED



Edward A. Diana  
County Executive

## **ORANGE COUNTY DEPARTMENT OF PLANNING**

**DAVID CHURCH, AICP**  
COMMISSIONER

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845) 615-3840  
FAX: (845) 291-2533

### **County Reply – Mandatory Review of Local Planning Action as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of New Windsor Planning Board    **Referral ID #:** NWT1-10M  
**Applicant:** Eugene / Jann Hecht    **Tax Map #:** S: 9 B: 1 L: 25.4  
**Project Name:** Hecht Site Plan amendment    **Local File #:** 10-05  
**Proposed Action:** convert storage building into retail  
**Reason for County Review:** Within 500 feet of NYS Route 32  
**Date of Full Statement:** December 8, 2010

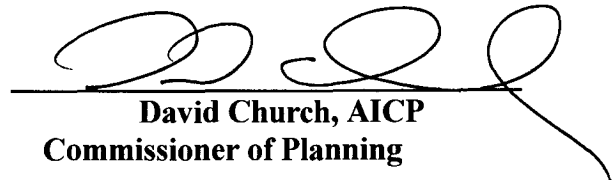
#### **Comments:**

The Department has received the above referenced Site Plan Amendment and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.

**County Recommendation: Local Determination**

**Date:** December 17, 2010  
**Prepared by:** Todd Cohen

  
**David Church, AICP**  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

RECEIVED

DEC 07 2010

N.W. HIGHWAY DEPT.

TO: **HIGHWAY DEPARTMENT**

P.B. FILE # **10-25** DATE RECEIVED: **10/28/10** SBL: **9-1-25.4**

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: ANY TO BE ON AGENDA FOR THE ANY PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by

date

12/9/10

REGULAR ITEMS:

EUGENE & JANN HECHT RETAIL BUILDING (10-25)

MR. ARGENIO: Next on tonight's agenda Eugene and Jann Hecht retail building, calling this the Hecht site plan amendment. Application proposes conversion of a 2,400 square foot storage building into a retail building. The plan was reviewed on a concept basis only. This is our first time seeing this application. Mr. Heck?

MR. HECHT: Yes.

MR. ARGENIO: You were here very recently, were you not?

MR. HECHT: Beginning of the summer.

MR. ARGENIO: What were you here for in the beginning of the summer?

MR. HECHT: Put the building up.

MR. ARGENIO: And that's the building referred to as an existing 40 by 60 storage building to be used for retail sales but it's not a storage building, it's a retail building?

MR. HECHT: Storage, I want to use it for retail sales now.

MR. ARGENIO: Existing storage going to use it for retail?

MR. HECHT: Correct.

MR. ARGENIO: Tell me about your application.

MR. HECHT: I spoke to Mr. Edsall, we're zoned for retail sales, everything here is retail sales and we went over it, I have to put additional parking in and blacktopping.

MR. ARGENIO: That's paved?

MR. HECHT: Yeah, that's all paved, this all has to be paved.

MR. ARGENIO: It has to be.

5 pages

MR. VAN LEEUWEN: It has to be paved.

MR. HECHT: Yes.

MR. ARGENIO: Because of the retail use, I'm sure that's what trips this.

MR. EDSALL: Yes.

MR. ARGENIO: What are you selling?

MR. HECHT: Internet stuff right now parts, lawn mower parts, accessories, power equipment parts.

MR. ARGENIO: Mark has it right here, applicant previously applied to this board for a 40 by 60 storage building to be located at the rear of the site, New Windsor Planning Board approval 10/3, approval stamp 3/24 of 2010, this is early 2010. I assume that front parking lot is paved adjacent to 32?

MR. HECHT: Yes, just paved last week repaved.

MR. VAN LEEUWEN: What you're going to sell is lawn mower parts, lawn mowers?

MR. HECHT: A lot of parts, antique stuff mostly.

MR. VAN LEEUWEN: Antique stuff.

MR. ARGENIO: Antique lawn mower parts?

MR. HECHT: Yes.

MR. ARGENIO: If anybody needs an old spark plug worn out call him.

MR. GALLAGHER: Once it becomes retail does that trigger anything as far as bathrooms, anything of that nature?

MR. EDSALL: That would be in the building if they need to make any modifications for the permit they'd have to adjust it.

MR. VAN LEEUWEN: Are there any bathrooms, anything else in that new building?

MR. HECHT: No.

MR. VAN LEEUWEN: Nothing completely just a shell?

MR. HECHT: That's it.

MR. ARGENIO: That area right there that's known, and the trailer display area.

MR. HECHT: Yes.

MR. ARGENIO: That's overlapping the new pavement, is the trailer display area paved?

MR. VAN LEEUWEN: No, just the paved walkway.

MR. ARGENIO: See what I'm saying there?

MR. HECHT: This is all paved, actually it's paved down through here now bring it all the way down and come all the way across.

MR. ARGENIO: Okay, am I missing something here, Mark or just there's a lot of lines on the paper?

MR. EDSALL: It very simply is an existing building that they are changing the interior use and they are providing the pavement you discussed, other than that, it's no more complicated.

MR. ARGENIO: Anybody have any questions on this? Antique lawn mower parts. Let me just say this, this has to go to the county cause he's within 500 feet of Route 32, the storage guy's on the one side, Surinsky's on the other, Henry Van Leeuwen or Danny, we have to decide whether we should have a public hearing on this. Do you guys have any thoughts on that?

MR. GALLAGHER: Did we have one for the building itself?

MR. ARGENIO: I don't remember.

MR. EDSALL: I'll check.

MR. SCHEIBLE: I think we skipped this.

MR. BROWN: It was only supposed to be a storage area.

MR. EDSALL: You waived the public hearing on February 24.

MR. ARGENIO: So to waive it would be congruent with what we did last time again.

MR. VAN LEEUWEN: Is it a pole building?

MR. HECHT: Pole building.

MR. SCHEIBLE: Since antique lawn mower parts should be a hot item, you're going to need a lot of parking spaces there.

MR. HECHT: Yeah, a lot of it's internet sales.

MR. ARGENIO: I'll accept a motion that we waive the public hearing or do I not need to do that Dominic?

MR. CORDISCO: You would need a motion to waive the public hearing.

MR. SCHEIBLE: So moved.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Let me ask you this question. Are you going to be in here in the next 18 months for approval on something else?

MR. HECHT: Nope.

MR. ARGENIO: I know you can't anticipate the future.

MR. HECHT: Out of land.

MR. ARGENIO: What else can we do, you have to notify county?

MR. EDSALL: It's already been referred.

MR. ARGENIO: When we hear back from county, she'll notify you, come back and see us and we'll see what we

December 8, 2010

29

can do.

MR. HECHT: Okay, thank you.



RESULTS OF P.B. MEETING OF: DECEMBER 8, 2010

PROJECT: EUGENE & JANN HECHT RETAIL BUILDING P.B. # 10-25

**LEAD AGENCY:**

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y      N     

M)      S)      VOTE: A      N     

TAKE LEAD AGENCY: Y      N     

CARRIED: Y      N     

M)      S)      VOTE: A      N     

CARRIED: Y      N     

**PUBLIC HEARING:** WAIVED:      CLOSED:     

M) Sch S) Van VOTE: A Y N X SCHEDULE P.H.: Y      N     

SEND TO O.C. PLANNING: Y     

SEND TO DEPT. OF TRANSPORTATION: Y     

REFER TO Z.B.A.: M)      S)      VOTE: A      N     

RETURN TO WORK SHOP: Y      N     

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:     

NEED NEW PLANS: Y ✓ N     

**CONDITIONS - NOTES:**

\* PH. for the last.

waiting for OCDP to come in; then put on agenda.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: [MHENY@MHEPC.COM](mailto:MHENY@MHEPC.COM)

WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** HECHT SITE PLAN AMENDMENT  
(CONVERT REAR STORAGE BUILDING TO RETAIL)  
**PROJECT LOCATION:** 161 WINDSOR HIGHWAY (NYS ROUTE 32)  
SECTION 9 - BLOCK 1 - LOT 25.4  
**PROJECT NUMBER:** 10-25  
**DATE:** 8 DECEMBER 2010  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONVERSION OF A 2400 SF  
STORAGE BUILDING INTO A RETAIL BUILDING. THE PLAN WAS  
REVIEWED ON A CONCEPT BUILDING ONLY.

1. The applicant previously applied to this Board for a 40' x 60' storage building to be located at the rear of the site (NWPB App 10-3; approval stamp 3-24-10).

The storage building was served by gravel parking. This application desires the conversion into a retail building, which will require installation of paved parking (and access), as well as a handicapped parking space.

2. From a zoning standpoint, the retail use is permitted use A-1 in the C zone. The "permitted" bulk information on the plan is correct for the zone and use. The site appears to continue compliance with the modifications proposed with this application.
3. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

**REGIONAL OFFICES**

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

5. The applicant has indicated disturbance less than a total of one acre and, as such, a full SWPPP is not required. Sheet flow from the new paved areas appears directed to grass and gravel areas surrounding the new pavement on site.
6. We have some comments regarding the plans, as follows:
  - All striping for the handicapped space must be blue. When a standard *space* adjoins a handicapped space, a double line should be installed, one blue, one white.
  - The Board should discuss (with the applicant) what provisions are being made with regard to waste and refuse for the new retail building (we see no dumpster or other provisions).
  - The Board should verify (with the applicant) that building mounted lights exist (or will be installed) to provide lighting for the parking associated with the new retail operation.
7. The Planning Board should require that a bond estimate be submitted for the key site improvements of this Site Plan in accordance with Chapter 137 of the Town Code. Applicants are advised that a list of acceptable unit prices is available from the Engineer for the Planning Board.
8. This project is adjacent to NYS Route 32 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239). A response is pending.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/08/2010

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 10-25

NAME: EUGENE & JANN HECHT RETAIL BUILDING  
APPLICANT: EUGENE & JANN HECHT, LLC

DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
12/06/2010	OCDP	/ /	
12/06/2010	FIRE	12/07/2010	APPROVED
12/06/2010	WATER	/ /	
12/06/2010	SEWER	/ /	
12/06/2010	911	12/08/2010	APPROVED
12/06/2010	HIGHWAY	/ /	



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: 911

P.B. FILE #10-25 DATE RECEIVED: 10/28/10 SBL: 9-1-25.4

PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: ANY TO BE ON AGENDA FOR THE ANY PLANNING BOARD MEETING.

THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: J McDonald 12/07/2010  
Reviewed by \_\_\_\_\_ date

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Genaro Argenio, Planning Board Chairman

**FROM:** Kenneth Schermerhorn, Asst. Fire Inspector

**SUBJECT:** PB #10-25  
Eugene Hecht  
SBL: 9-1-25.4

**DATE:** December 7, 2010

**Fire Prevention Reference Number: FPS-10-026**

A review of the above referenced plan has been conducted and is approved.

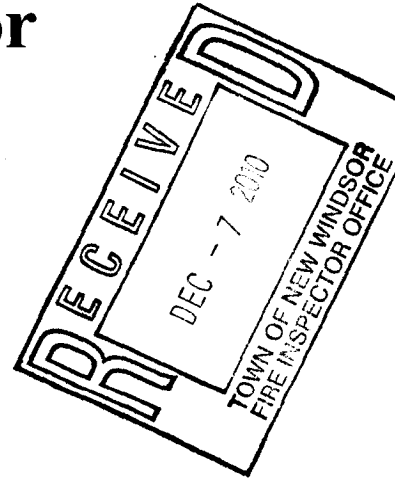


# Town of New Windsor

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New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET



TO: **FIRE INSPECTOR**

P.B. FILE #10-25 DATE RECEIVED: 10/28/10 SBL: 9-1-25.4

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THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

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Notes: \_\_\_\_\_  
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\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by

12-7-10  
date

fps-10-26



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

**TO: WATER DEPARTMENT**

P.B. FILE #10-25      DATE RECEIVED: 10/28/10      SBL: 9-1-25.4

**PLEASE RETURN COMPLETED FORM TO NICOLE  
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THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
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\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

**TO: SEWER DEPARTMENT**

P.B. FILE #10-25      DATE RECEIVED: 10/28/10      SBL: 9-1-25.4

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THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE #**10-25** DATE RECEIVED: **10/28/10** SBL: **9-1-25.4**

**PLEASE RETURN COMPLETED FORM TO NICOLE  
BY: ANY TO BE ON AGENDA FOR THE ANY PLANNING BOARD MEETING.**

THE MAPS AND/OR PLANS FOR:

### **EUGENE & JANN HECHT RETAIL BUILDING**

Applicant or Project Name

SITE PLAN **XXX**, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: 911

P.B. FILE #10-25 DATE RECEIVED: 10/28/10 SBL: 9-1-25.4

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### EUGENE & JANN HECHT RETAIL BUILDING

Applicant or Project Name

SITE PLAN XXX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

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Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ DISAPPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Reviewed by \_\_\_\_\_ date \_\_\_\_\_

**Orange County Department of Planning**  
Application for Mandatory County Review of Local Planning Action  
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 9-1-25.4  
(Section-Block-Lot)

Local File #: 10-25  
Please refer to this number in any correspondence.

Project Name: Hecht Site Plan Amendment

Applicant: Eugene / Jann Hecht  
Address: 5 Pella Ct., Wallkill, NY 12589

Send Copy of Letter to Applicant: (check one)  
Yes ☐ No ☐

Attorney, Engineer, Architect: Margaret Hillriegel, LLS, 372 Oregon Tr., Pine Bush, NY 12566

Location of Site: NYS Route 32 (just north of Union Ave)  
(Street, highway, nearest intersection)

Size of Parcel: 2.3+ A

Existing Lots: 1

Proposed Lots/Units: 1

Present Zoning District: C

**TYPE OF REVIEW:**

- ☒ Site Plan (SP): Amendment
- ☐ Special Use Permit\* (SUP) \_\_\_\_\_
- ☐ Variance\*      USE (UV): \_\_\_\_\_  
                                 AREA (AV): \_\_\_\_\_
- ☐ Zoning District Change\* From: \_\_\_\_\_ To: \_\_\_\_\_
- ☐ Zoning Amendment To Section: \_\_\_\_\_
- ☐ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_
- ☐ Sketch      ☐ Preliminary      ☐ Final (Please indicate stage)
- ☒ Other Comments: Convert Storage Building to Retail

Date: 12-4-10

  
Signature

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

\* Cite Section of Zoning Regulations where pertinent.

**FOR COUNTY USE ONLY**

County ID# \_\_\_\_\_

GML 239 Referral Guide – 02/27/2007

SENT 12/6/10

**TOWN OF NEW WINDSOR  
PLANNING BOARD**

**RECEIPT OF MONEY RECEIVED:**

DATE RECEIVED: 10/29/2010

FOR: PB#10-25 ESCROW

FROM: EUGENE & JANN HECHT, LLC

5 PELLA COURT

WALLKILL, NY 12589

CHECK NUMBER: 1511

AMOUNT: 750.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

John Ferrara 11-2-10  
NAME DATE

PB # 10-25 Escrow  
EUGENE & JANN HECHT, LLC  
5 PELLA COURT  
WALLKILL NY 12589

1511  
50-7131/2219

Pay to the  
Order of Town of New Windsor 10-27-10 Date  
Seven hundred & 50/100 \$ 750.00  
Dollars

**Walden** SAVINGS bank New Windsor Office  
13 Quassaick Ave.  
New Windsor, NY 12583

For Escrow

MP  
01511

Security Features Details on Back

22197131610698001194

Harland Clarke

**Town of New Windsor**

555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#516-2010**

11/02/2010

Hecht, Eugene & Jann *P.O. #10-25*

Received \$ 125.00 for Planning Board Fees, on 11/02/2010. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone (845) 563-4615  
Fax (845) 563-4689

## PLANNING BOARD APPLICATION

**TYPE OF APPLICATION (check appropriate item):**

Bldg Permit # 210-575

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 25.4

**BUILDING DEPARTMENT TRACKING NUMBER: PA**

1. Name of Project Amend SITE Plan

Address: 161 Windsor Hwy New Windsor ny 12553  
(Street Name & Number) (Post Office) (State) (Zip)

2. Owner of Record Eugene + Jann Hecht LLC Phone 845 566-8314

Address: 5 Pella CT WALLKILL ny 12589  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Eugene + Jann Hecht Phone 845 566-8314

Address: 5 Pella CT WALLKILL ny 12589  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Eugene Hecht Phone 845 629-7300

Address: 5 Pella CT WALLKILL ny 12589  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear Planning Board Meeting: E-MAIL: EHECHT@HVC.RR.COM

Eugene Hecht 629-7300 845 561-0010  
(Name) (Phone) (Fax)

7. Project Location: On the EAST Side of Windsor Hwy (Rte 32)

8. Project Data: Acreage 2.4 Zone \_\_\_\_\_ School Dist. Newburgh

RECEIVED OCT 28 2010

10-25

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
Real Estate Sales

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

28 DAY OF Oct 20 10

[Signature]  
(OWNER'S SIGNATURE)

\_\_\_\_\_  
(AGENT'S SIGNATURE)

[Signature]  
NOTARY PUBLIC

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4984065  
Commission Expires July 15, 2011

Please Print Agent's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

\_\_\_\_\_  
DATE APPLICATION RECEIVED

\_\_\_\_\_  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Eugene Hecht, deposes and says that he resides  
(OWNER)  
at 5 Bella Ct Waukena NY 12589 in the County of Orange  
(OWNER'S ADDRESS)  
and State of New York and that he is the owner of property tax map  
(Sec. 9 Block 1 Lot 25.4)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:  
Eugene Hecht 5 Bella Ct Waukena NY 12589  
(Agent Name & Address)

\_\_\_\_\_  
( Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

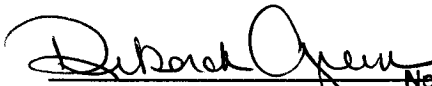
SWORN BEFORE ME THIS:

\*\*

  
Owner's Signature (MUST BE NOTARIZED)

28 DAY OF OCT 2010 -

\_\_\_\_\_  
Agent's Signature (If Applicable)



NOTARY PUBLIC

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
#4984065  
Commission Expires July 15, 2011


\_\_\_\_\_  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. \_\_\_\_\_ Name and address of Applicant.
- \* 2. \_\_\_\_\_ Name and address of Owner.
3. \_\_\_\_\_ Subdivision name and location
4. \_\_\_\_\_ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**  
  
**SAMPLE:** 
5. \_\_\_\_\_ **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
6. \_\_\_\_\_ Location Map at a scale of 1" = 2,000 ft.
7. \_\_\_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. \_\_\_\_\_ Date of plat preparation and/or date of any plat revisions.
10. \_\_\_\_\_ Scale the plat is drawn to and North arrow.
11. \_\_\_\_\_ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. \_\_\_\_\_ Surveyor's certificate.
13. \_\_\_\_\_ Surveyor's seal and signature.
14. \_\_\_\_\_ Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. \_\_\_\_\_ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

- 18.\_\_\_\_\_ Final metes and bounds.
- 19.\_\_\_\_\_ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
- 20.\_\_\_\_\_ Include existing or proposed easements.
- 21.\_\_\_\_\_ Right-of-way widths.
- 22.\_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
- 23.\_\_\_\_\_ Lot area (in square feet for each lot less than 2 acres).
- 24.\_\_\_\_\_ Number the lots including residual lot.
- 25.\_\_\_\_\_ Show any existing waterways.
- \*26.\_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
- 27.\_\_\_\_\_ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
- 28.\_\_\_\_\_ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
- 29.\_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
- 30.\_\_\_\_\_ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
- 31.\_\_\_\_\_ Provide A septic system design notes as required by the Town of New Windsor.
- 32.\_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
- 33.\_\_\_\_\_ Indicate percentage and direction of grade.
- 34.\_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
- 35.\_\_\_\_\_ Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_  
Licensed Professional Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘ PLEASE NOTE: ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

**TOWN OF NEW WINDSOR PLANNING BOARD**  
**SITE PLAN CHECKLIST**

**ITEM**

1. \_\_\_\_\_ Site Plan Title
2. \_\_\_\_\_ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).**

**SAMPLE:**



3. \_\_\_\_\_ ~ Applicant's Name(s)
4. \_\_\_\_\_ / **Tax Map Data (Section, Block & Lot). (PLEASE PUT THE TAX MAP NUMBER IN THE CORNER OF THE APPROVAL BOX ALSO**
5. \_\_\_\_\_ / Applicant's Address
6. \_\_\_\_\_ / Site Plan Preparer's Name
7. \_\_\_\_\_ / Site Plan Preparer's Address
8. \_\_\_\_\_ / Drawing Date
9. \_\_\_\_\_ / Revision Dates
10. \_\_\_\_\_ / Area Map Inset and Site Designation
11. \_\_\_\_\_ Properties within 500' of site
12. \_\_\_\_\_ Property Owners (Item #10)
13. \_\_\_\_\_ Plot Plan
14. \_\_\_\_\_ Scale (1" = 50' or lesser)
15. \_\_\_\_\_ Metes and Bounds
16. \_\_\_\_\_ Zoning Designation
17. \_\_\_\_\_ North Arrow
18. \_\_\_\_\_ Abutting Property Owners
19. \_\_\_\_\_ Existing Building Locations
20. \_\_\_\_\_ Existing Paved Areas
21. \_\_\_\_\_ Existing Vegetation
22. \_\_\_\_\_ Existing Access & Egress

23. \_\_\_\_\_ Landscaping
24. \_\_\_\_\_ Exterior Lighting
25. \_\_\_\_\_ Screening
26. \_\_\_\_\_ Access & Egress
27. \_\_\_\_\_ Parking Areas
28. \_\_\_\_\_ Loading Areas
29. \_\_\_\_\_ Paving Details (Items 25 - 27)
30. \_\_\_\_\_ Curbing Locations
31. \_\_\_\_\_ Curbing through section
32. \_\_\_\_\_ Catch Basin Locations
33. \_\_\_\_\_ Catch Basin Through Section
34. \_\_\_\_\_ Storm Drainage
35. \_\_\_\_\_ Refuse Storage
36. \_\_\_\_\_ Other Outdoor Storage
37. \_\_\_\_\_ Water Supply
38. \_\_\_\_\_ Sanitary Disposal System
39. \_\_\_\_\_ Fire Hydrants
40. \_\_\_\_\_ Building Locations
41. \_\_\_\_\_ Building Setbacks
42. \_\_\_\_\_ Front Building Elevations
43. \_\_\_\_\_ Divisions of Occupancy
44. \_\_\_\_\_ Sign Details
45. \_\_\_\_\_ Bulk Table Inset
46. \_\_\_\_\_ Property Area (Nearest 100 sq. ft.)
47. \_\_\_\_\_ Building Coverage (sq. ft.)
48. \_\_\_\_\_ Building Coverage (% of total area)
49. \_\_\_\_\_ Pavement Coverage (sq. ft.)
50. \_\_\_\_\_ Pavement Coverage (% of total area)
51. \_\_\_\_\_ Open Space (sq. ft.)
52. \_\_\_\_\_ Open Space (% of total area)
53. \_\_\_\_\_ No. of parking spaces proposed
54. \_\_\_\_\_ No. of parking spaces required

PAGE 2 OF 3

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY  
WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN**

500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT,  
PLEASE NOTE THE FOLLOWING:

55. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
56. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: \_\_\_\_\_  
Licensed Professional                      Date

**⌘ ⌘ ⌘ ⌘ ⌘ ⌘    PLEASE NOTE:    ⌘ ⌘ ⌘ ⌘ ⌘ ⌘**

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

ATTACHMENTS

- A. Certificate Flood Hazard Area Development.

*I \_\_\_\_\_ hereby certify that the property or properties mentioned in this application is/are not located in a flood zone.*

\_\_\_\_\_  
*Signature*

**PLEASE NOTE:**

**\*IF PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PLEASE SIGN ABOVE VERIFYING THAT. RETURN THIS FORM WITH PLANNING BOARD APPLICATION**

**\*\*IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE OBTAIN COMPLETE APPLICATION FROM P.B. SECRETARY.**

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>Evelene Hecht</i>	2. PROJECT NAME <i>Amended side Plan</i>
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>161 Windsor Hurl New Windsor NY 12553</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Storage Bldg to be used for retail sales</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>Evelene Hecht</i> Date: _____ Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	
<b>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly:	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.  |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide, on attachments as necessary, the reasons supporting this determination |

\_\_\_\_\_  
Name of Lead Agency\_\_\_\_\_  
Date\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency\_\_\_\_\_  
Title of Responsible Officer\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)**Reset**